070.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,199,100 / 1,199,100
					USE VALUE:	1,199,100 / 1,199,100
					ASSESSED:	1,199,100 / 1,199,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC GRATH TIMOTHY J--ETAL
Owner 2:	FERRIANI ROBERTA A
Owner 3:	
Street 1:	99 BEVERLY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,250 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 4416 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11250.000	668,900		530,200	1,199,100
Total Card	0.258	668,900		530,200	1,199,100
Total Parcel	0.258	668,900		530,200	1,199,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 271.54 | /Parcel: 271.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	44927
GIS Ref	
GIS Ref	
Insp Date	10/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 070.0-0003-0007.0

!6010!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	668,900	0	11,250.	530,300	1,199,200	1,199,200	Year End Roll	12/18/2019
2019	101	FV	429,700	0	11,250.	530,300	960,000	960,000	Year End Roll	1/3/2019
2018	101	FV	429,700	0	11,250.	454,500	884,200	884,200	Year End Roll	12/20/2017
2017	101	FV	429,700	0	11,250.	424,200	853,900	853,900	Year End Roll	1/3/2017
2016	101	FV	429,700	0	11,250.	363,600	793,300	793,300	Year End	1/4/2016
2015	101	FV	419,000	0	11,250.	325,700	744,700	744,700	Year End Roll	12/11/2014
2014	101	FV	419,000	0	11,250.	301,500	720,500	720,500	Year End Roll	12/16/2013
2013	101	FV	419,000	0	11,250.	287,500	706,500	706,500		12/13/2012

PRINT

Date	Time
12/10/20	20:49:41

LAST REV

Date	Time
10/10/19	09:52:54
apro	

USER DEFINED

Prior Id # 1:	44927
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6010

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	998-106		5/1/1985		220,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2016	755	Window/S	64,453					
10/18/2010	2148	Manual	2,000					RETAINING WALL
10/6/2010	2094	Addition	118,500					24X24 2 STORY ADD
8/21/1998	607	Add Bath	15,000					ADD BATH/EXT WDK
6/29/1993	291	Manual	3,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	Inspected	PH	Patrick H
10/22/2018	MEAS&NOTICE	BS	Barbara S
4/14/2011	Info Fm Prmt	BR	B Rossignol
2/13/2009	Meas/Inspect	372	PATRIOT
11/13/1999	Inspected	256	PATRIOT
11/2/1999	Mailer Sent		
10/8/1999	Measured	263	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11250		Sq. Ft.	Site		0	70.	0.67	4									530,247						530,200	

Total AC/HA: 0.25826 | Total SF/SM: 11250 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 530,247 | Spl Credit | Total: 530,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.88777173
Const Adj.:	1.00739920
Adj $ / SQ:	111.793
Other Features:	116319
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	821798
Depreciation:	152854
Depreciated Total:	668943

COMMENTS

OF=DBL SINK & BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

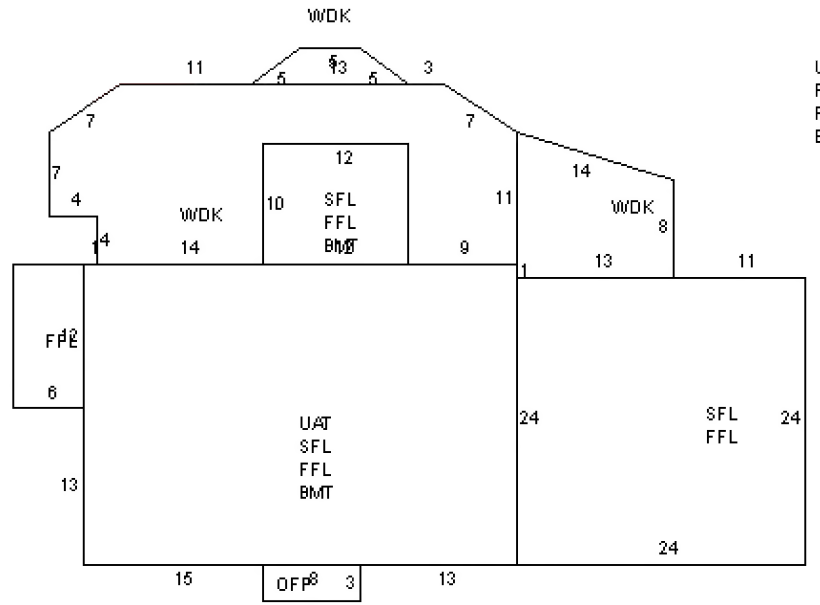
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	135.27
Special Features:	0	Val/Su Net:	97.75
Final Total:	668900	Val/Su SzAd	151.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,668	111.790	186,470
BMT	Basement	1,596	33.540	53,526
SFL	Second Floor	1,596	111.790	178,421
FAD	Addition	1,152	111.790	128,785
WDK	Deck	582	7.780	4,525
UAT	Upper Attic	225	44.720	10,061
OFP	Open Porch	24	44.330	1,064
	Net Sketched Area:	6,843	Total:	562,852
Size Ad	4416	Gross Are	7518	FinArea 4416

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

070.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc